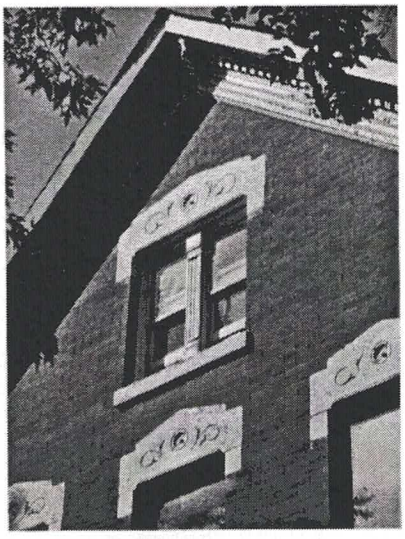
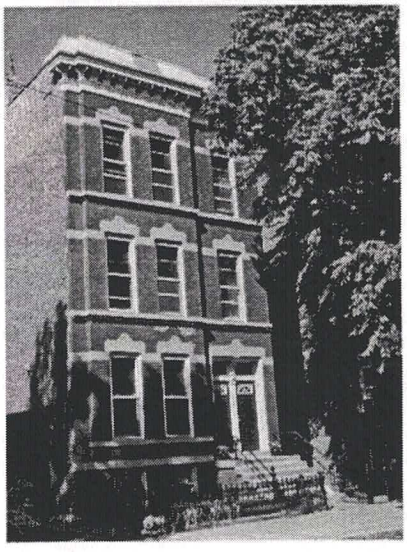
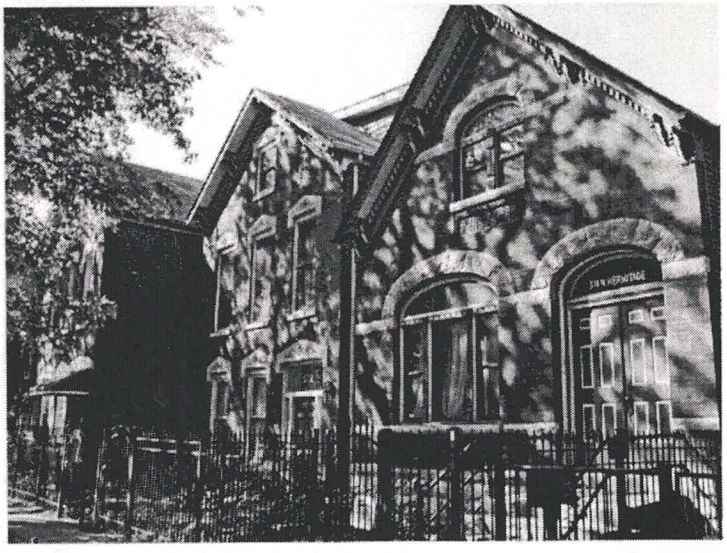
LANDMARK DESIGNATION REPORT







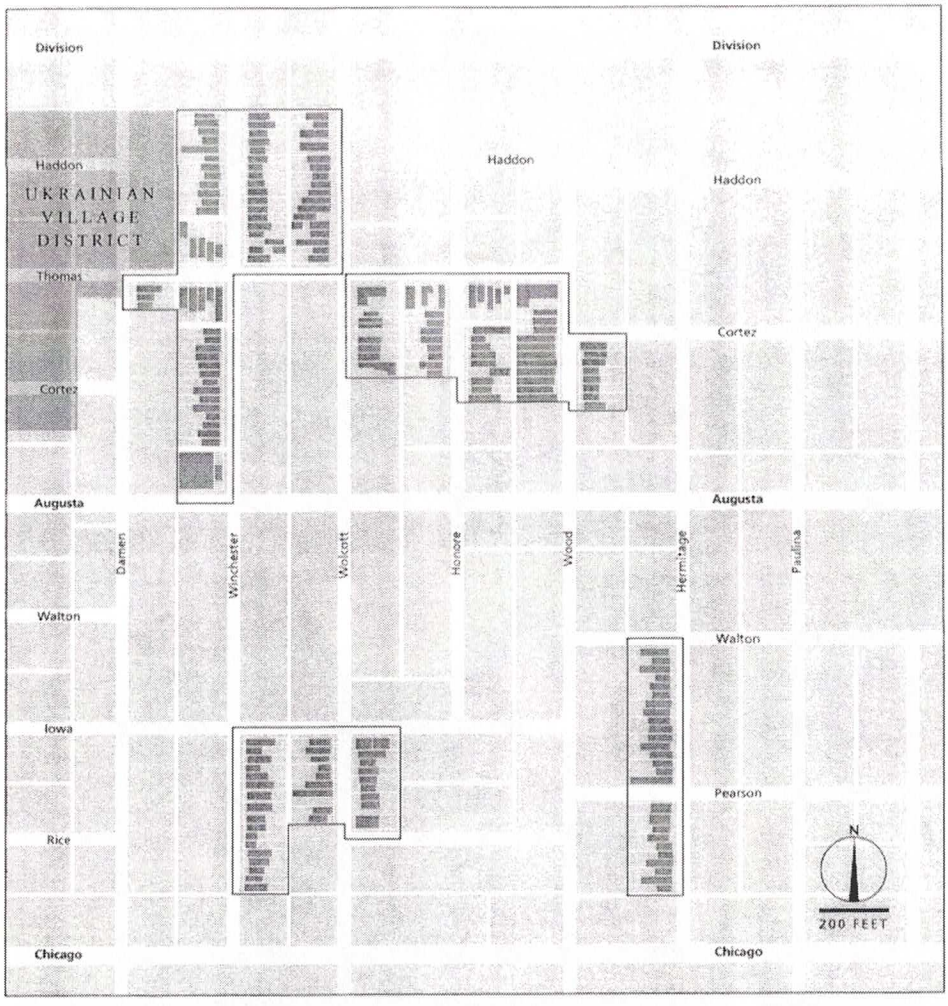
East Village District

Preliminary Landmark recommendation approved by the Commission on Chicago Landmarks, January 5, 2005

CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Lori T. Healy, Acting Commissioner

EAST VILLAGE DISTRICT



This map is provided for illustrative purposes only.

Department of Planning and Development, Landmarks Division
(November 3, 2005)

Proposed District Boundary

Above: A map of the East Village District.
Cover: (Clockwise from the top right) 1040 N. Honore, 878-884 N. Hermitage, 1134 N. Wolcott, south side of 1900 W. Thomas.

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

East Village District

Period of Significance: **c. 1883-1920s**

The proposed East Village District, located in Chicago's West Town community area, consists of high-quality working-class residential buildings and small residential/commercial buildings constructed between the early 1880s and the early 1920s. This ensemble of finely-crafted buildings, consisting primarily of two- and three-flats, but also including a handful of single-family houses and multi-family residential/commercial buildings, was home to German, Polish, and other first- and second-generation immigrants who settled in the area throughout the late 1800s and early 1900s. Collectively, the buildings of the District visually convey a distinct social history of ethnic succession which illustrate patterns of ethnic settlement that characterize this working-class Chicago neighborhood at the turn of the century.

The District, as identified, contains one hundred and ninety-five properties. These structures were largely developed by 1905 with the bulk of its buildings constructed during a relatively narrow twenty-year period. Today the buildings form cohesive streetscapes that display the craftsmanship, scale, and architectural styles of the residences and small commercial buildings constructed in Chicago's working-class neighborhoods that developed in the late 19th and early 20th centuries.

District History and Development

During the mid-1800s, the earliest decades of development of the West Town neighborhood, the area was settled by Europeans and primarily used as farmland. Early paths and trails, including the Lake Street Trail, the Grand Trail, and the Barry Point Trail intersected in the area

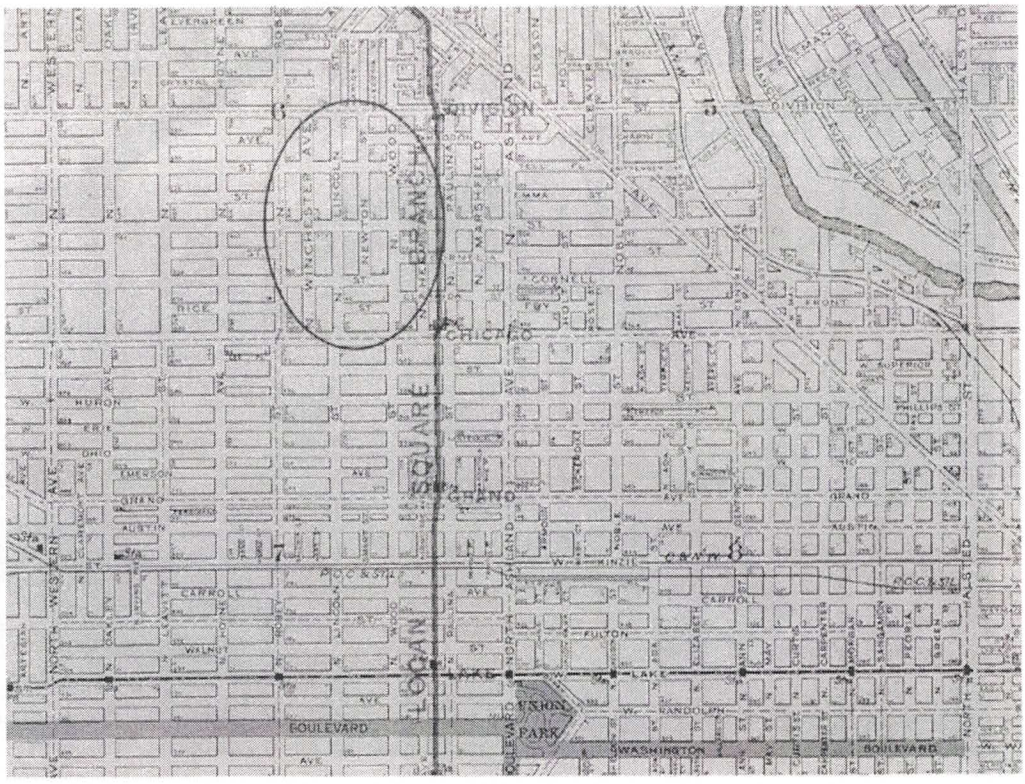
and were gradually replaced by roads and railroads. Nearby Milwaukee Avenue was originally an Indian trail, then a plank road and later on an early horsecar route that provided the chief access to and from the burgeoning settlement of Chicago to rural areas northwest. West Town's history dates to Chicago's incorporation in 1837, when the area east of Wood Street was included within the city limits. In 1863, the state legislature extended the city limits to Bloomingdale and Western avenues to the northwest.

According to Cook County records, the first area within the boundaries of the proposed District to be platted was in the southeast portion, in the vicinity of the intersection of present-day Hermitage Ave. and Pearson St. (originally known as, Clarinda St.). This area, containing the present-day 800 blocks of N. Hermitage Avenue, was purchased by real estate investor William Johnston and subdivided in 1854. Tracts of land immediately to the west of this area were subdivided in the years immediately prior to the Chicago Fire of 1871. The platting and sale of individual parcels in the northern portion of the District primarily occurred from 1884 to 1890. Residential development in the area began in earnest in the late 1880s with the construction of two-flats, three-flats, and cottages.

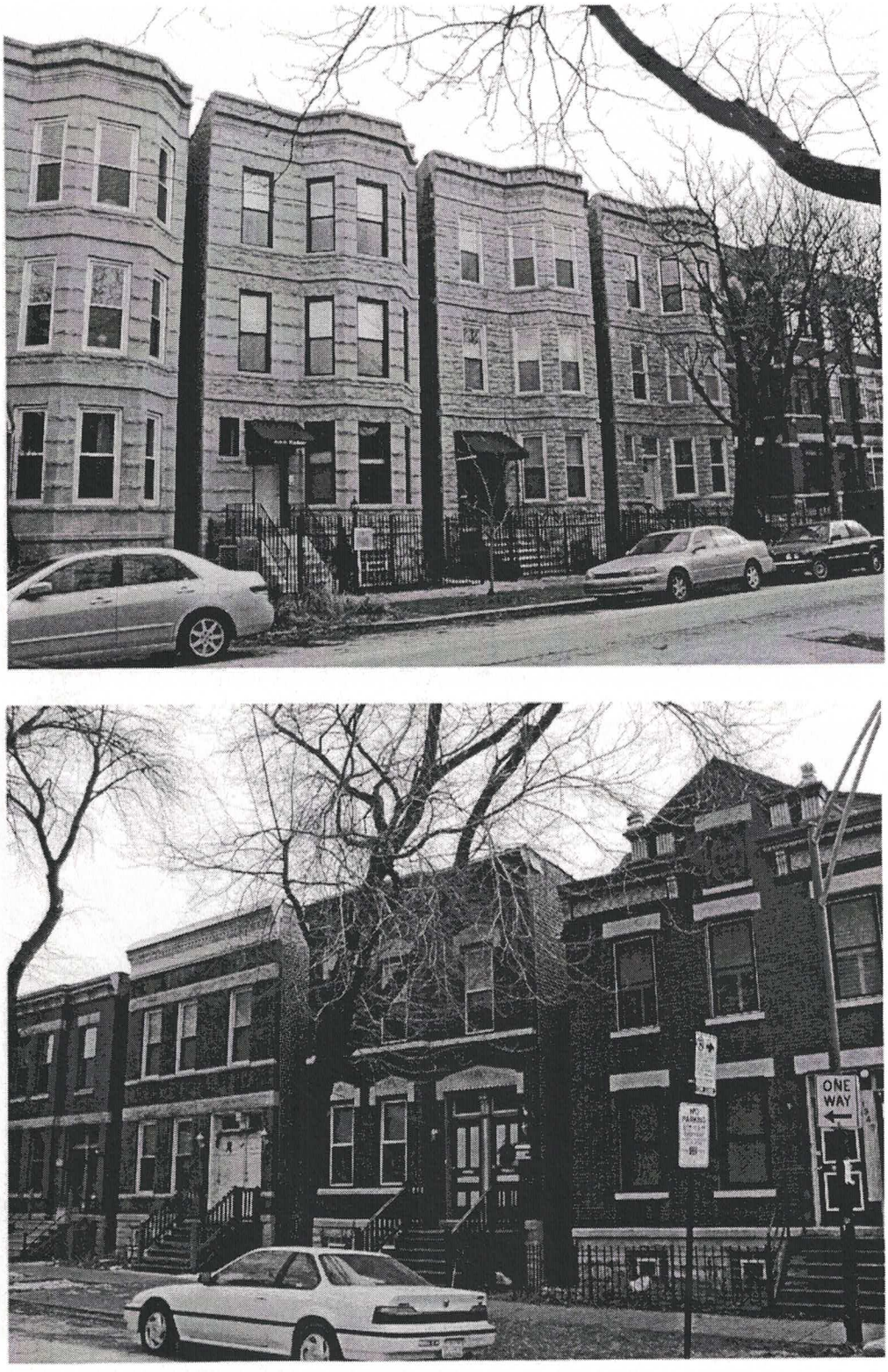
In the late 1860s and 1870s, industrial development along the North Branch of the Chicago River encouraged the construction of nearby residences for working- and middle-class citizens. The area was originally settled by primarily German artisans and craftsmen, such as tailors, cobblers, and tradesmen. According to United States Census reports, the German population in the neighborhood peaked in 1900. After that time, the neighborhood quickly transformed into a community of largely Polish and Eastern European immigrants who were often employed in nearby factories located by the river and along Milwaukee Avenue.

The area immediately northeast of East Village, around Division Street and Ashland Avenue, became known as the "Polish Downtown," and by 1900 almost 25,000 Polish immigrants lived within a half-mile radius of this bustling commercial center. With substantially all of the major Polish social, cultural, and religious institutions in Chicago within walking distance, Polish immigrants eagerly settled in the neighborhood now known as East Village. Parish histories from important Polish religious institutions in West Town, including St. Boniface and St. Stanislaus Koska, also reflect the surge Polish settlement in the neighborhood from 1900 through the 1920s.

During this time the East Village neighborhood was served by the Logan Square branch of the Metropolitan West Side Elevated Railroad, which maintained stops at Chicago-Hermitage avenues and Division-Hermitage avenues. The transit line also connected residents of the neighborhood to the employment opportunities in the factories of the heavily industrial areas situated along Grand Avenue and Lake Street. Today, the District's workers cottages, two- and three-flats, small apartment buildings, and small residential/commercial buildings form an ensemble that provides a feel for the craftsmanship and character of residences constructed in working-class neighborhoods that developed in the late 19th century. Collectively, the buildings of the District convey the distinct social history of ethnic succession in this working-class Chicago neighborhood at the turn of the century.

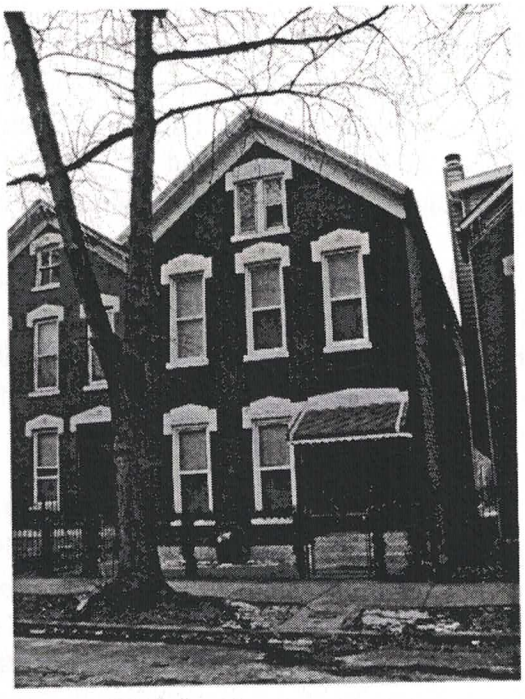


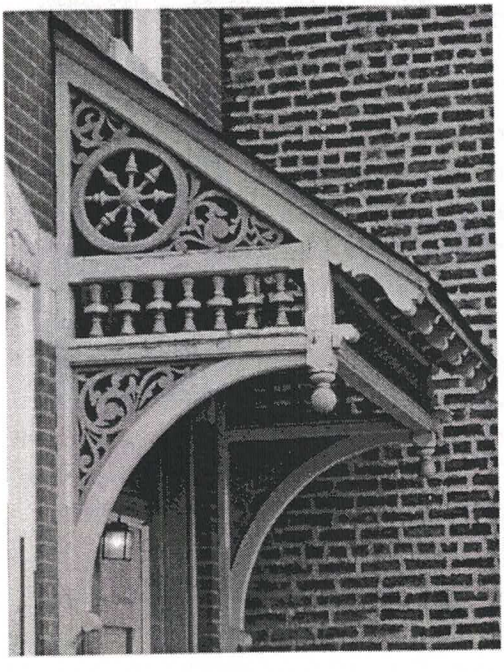
Top: By the mid-1890s the East Village neighborhood (roughly indicated by the oval) was served by the Logan Square branch of the Metropolitan West Side Elevated Railroad. During this time residential development in the area boomed. Bottom: The west side of the 1100 block of N. Wolcott reflects the two- and three-flat buildings that predominate in the proposed District.



Top: Greystone three-flats on the 1100 block of N. Winchester. Bottom: Representative examples of two-flats found in the District include these buildings located on the 1900 block of Thomas, south side of street.

The East Village District's buildings are mostly constructed of brick and trimmed with decorative brick and limestone. Examples include: 836 N. Wolcott (left), 1042 and 1044 N. Winchester (middle left), 868 N. Hermitage (right). Many buildings also feature finely-crafted elements such as the Eastlake entry hood of 1050 N. Honore (bottom left) and the pressed-metal bay and storefront of 835 N. Wolcott (bottom right).





Building Types and Styles

The handsome buildings of the proposed East Village District reflect the history of the development of the West Town community area and the significance of working- and middle-class housing in late 19th- and early 20th-century Chicago. Built in architectural styles that were important in the development of Chicago residential architecture during the period, these buildings display fine craftsmanship in brick, stone, wood, and metal; and the buildings form coherent streetscapes that are visually distinctive within the larger context of the West Town community.

Building Types

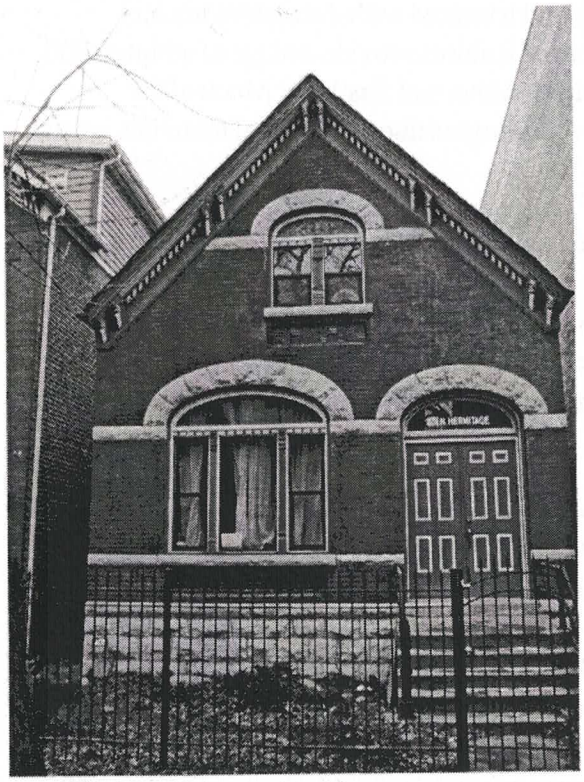
There are three dominant residential building types in the East Village District: single-family houses, two-/three-flats, and small multi-family apartment buildings, often with first-floor retail spaces. Narrow lots typical of 19th-century Chicago subdivisions, roughly 25 feet in width, encouraged the development of tightly spaced buildings, both houses and flat buildings.

Largely middle- and working-class individuals purchased the lots, and built the majority of the historic structures, that remain today. Some buildings were developed by real estate investors, however, who in turn sold them to individual owners. The workmanship, detailing, and high-quality materials of the buildings reflect the type of housing available to the area's early working- and middle-class owners and residents.

Workers cottages are usually single-family residential buildings and comprise about five percent of the structures in the proposed District. Early workers cottages were constructed of wood in working-class Chicago neighborhoods in the years following the 1871 fire. These buildings convey a "vernacular" residential style and can be seen in parts of West Town, Lincoln Park, and the lower West Side. The the cottages in the East Village District, however, are of a later vintage, built in the mid-1880s to early 1890s. The majority of the cottages in the District are constructed of brick, however, a handsome wood-frame cottage exists at 1817 W. Thomas Street.

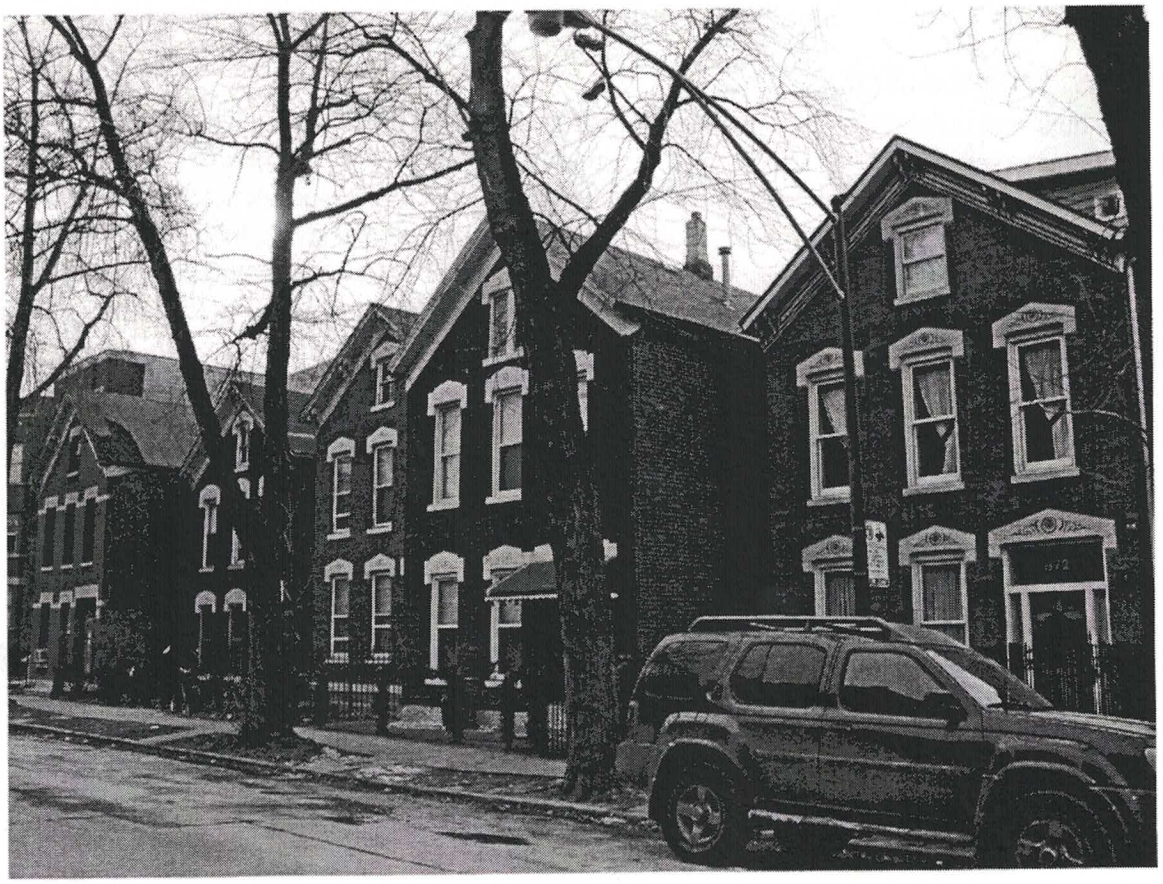
Typical characteristics of the workers cottage include one-and-a-half stories set atop a raised basement, a rectangular floor plan, usually masonry construction, and a front-facing gable roof. The front facade may either be flat or incorporate a bay or porch. These cottages were typically built in the Italianate and Queen Anne architectural styles. Examples in the District include 874 N. Hermitage and 1131 N. Winchester.

Two-/three-flats are small-scale, multi-family residential buildings, and are the predominant building types in the East Village District, comprising nearly ninety percent of the District's historic structures. Primarily built between 1883 and 1905, they form a cohesive streetscape in terms of scale and materials with the workers cottages. The majority of these buildings have a gracious raised entry. The flat roofs of the two-flats and three-flats were originally topped by brick cornices or parapets, many of which survive from this era. There are also a several fine examples of front-gable two-flats. The entryways, cornices, and parapets of the flat buildings are complemented by bays and porches, providing a variety of configurations on the front



Left: The proposed East Village District contains several workers cottages including this finely-detailed example at 874 N. Hermitage.

Bottom: A significant concentration of two-flats are located on the 800 block of N. Hermitage.



facade. The flats are mostly constructed of brick and trimmed with decorative brick or limestone. The various materials and arrangement of features provide a range of architectural influences, including Italianate, Romanesque, Queen Anne, and Eastlake. Much of the architectural interest of the East Village District's buildings is due to the use of materials—brick, stone, and metal—used for their construction.

Examples of two-flats include the unique limestone-clad two-flat at 836 N. Wolcott, the richly detailed two-flat at 1132 N. Winchester, and the front-facing gable roof buildings at 838 N. Hermitage and 1050 N. Honore. The finely-crafted brick two-flat at 834 N. Hermitage designed in the Romanesque style, is unusually-detailed with rusticated brick and stone. Examples of three-flats include the greystone three-flat at 814 N. Hermitage and brick three-flats at 1102, 1106 and 1138 N. Wolcott.

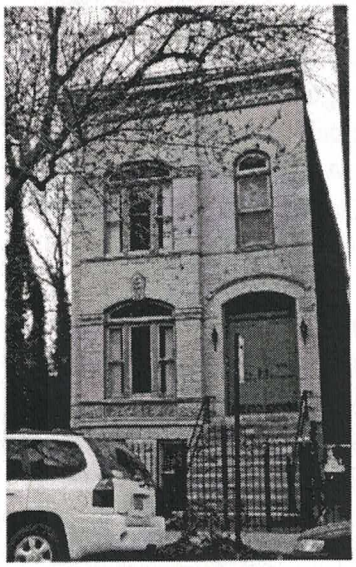
Although less abundant, **six-flats and small corner apartment buildings** are a significant building type within the East Village District. Constructed from the 1892 to the 1910s, their presence, especially on visually prominent street corners, reflects the increased population density in the area. Often corner buildings utilized the street level space for retail, while the upper stories were used as apartments. Corner buildings were often designed with more detail than those mid-block, using materials such as pressed metal, terra cotta panels, and glazed brick. This attention to detail is especially evident in the building at 835-837 N. Wolcott, which features an elaborate pressed-metal bay and storefront, terra cotta panels, and handsome brick detailing around openings and windows.

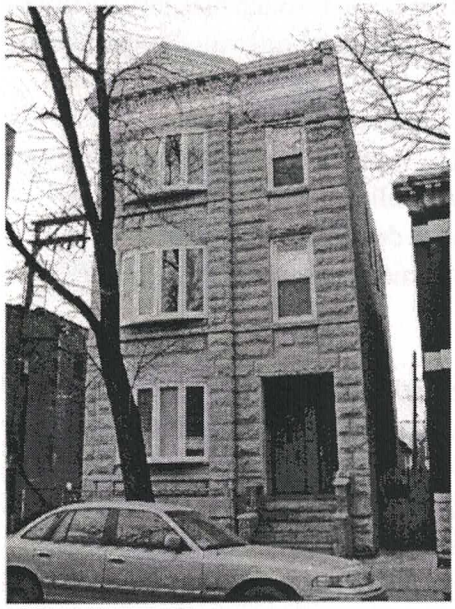
Architectural Styles

The buildings in the proposed District exhibit a mix of stylistic influences. Such visual eclecticism is characteristic of late 19th- and early 20th-century architecture, especially those buildings found in Chicago's neighborhoods. Many small-scale buildings of this period are not pure examples of any one style, but incorporate decorative motifs that recall particular styles, including Italianate, Queen Anne, Eastlake, Romanesque, and Classical Revival. Stylistic elements from each style were used sparingly or in a more simplified fashion to embellish the basic form of buildings in the District.

The **Italianate** style was originally inspired by the villas of northern Italy. The early 19th-century architect Andrew Jackson Downing helped popularize the style during the 1840s and 1850s with the publication of influential pattern books—publications illustrated with buildings designs, plans and details that could be built by carpenters and builders using the book as a construction guide—that included Italianate-style country and suburban houses. The Italianate style's easy adaptability in terms of materials and detailing made it a nearly national style by the Civil War era, and it remained popular into the 1880s for many types of buildings, including both residential and commercial.

The Italianate was Chicago's predominant architectural style during the 1870s and 80s, an important period of development for the East Village District. The earliest buildings in the





The East Village District includes a wide variety of architectural styles significant in Chicago architectural history, including Italianate, Queen Anne and Romanesque. Pictured: 838 N. Hermitage (top left), 1132 N. Winchester (top right), 836 N. Wolcott (middle left), 835-837 N. Wolcott (middle right), and 814 N. Hermitage (bottom).

district are Italianate and are characterized by red brick walls and contrasting gray stone trim. Decoration consists of stone lintels with incised or carved foliate ornament and bracketed cornices. Typically wood was used for cornices on buildings from the 1870s, while pressed-metal cornices became fashionable and more readily available beginning in the 1880s. Examples of the Italianate style include two-flats at 866 N. Hermitage, 836 N. Wolcott, and 1038 N. Winchester and three-flats at 1102 N. Wolcott and 1134 N. Wolcott.

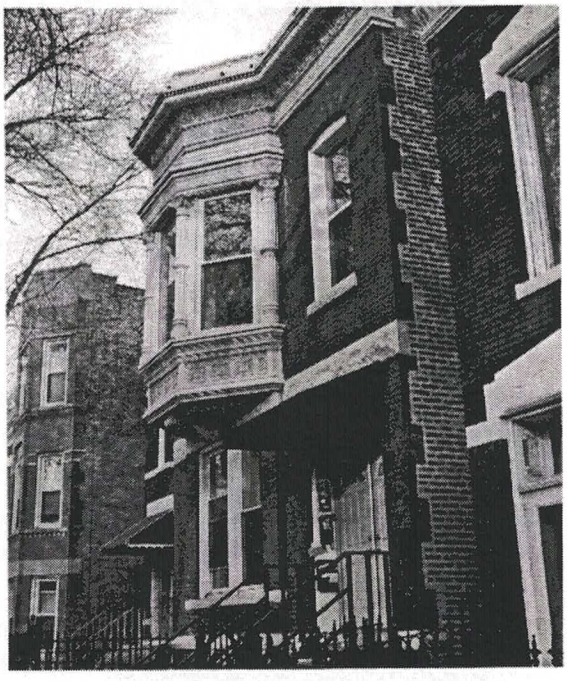
The **Queen Anne** style was popular in Chicago during the 1880s and 1890s. The name was coined in England to describe asymmetrical buildings that combined medieval and classical forms and ornament. In America, the Queen Anne was originally used for suburban houses and seaside resort cottages, but it quickly became a popular style for both urban residences and commercial buildings that incorporated a plethora of historic detailing in their overall designs. The richly-ornamented two-flat at 851 N. Winchester and the remarkably well-preserved brick commercial/residential building at 835-837 N. Wolcott are particularly good examples of the use of Queen Anne-style ornament within the District.

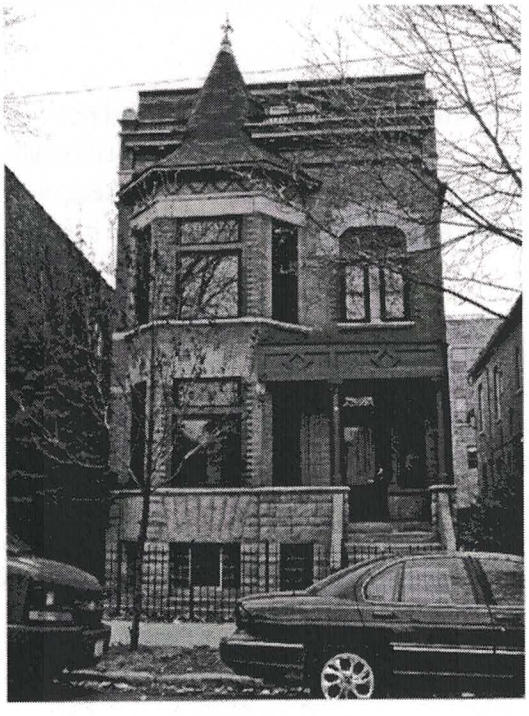
A related style is the **Eastlake** style, named for Charles Eastlake, a popular writer on architecture and decorative style in the late 19th century. Eastlake urged the use of machine-made ornament, especially wooden posts and spindles shaped on mechanized lathes and geometric patterns shaped from wood by steam-powered jigsaws. An Eastlake-inspired porch shelters the entry of the three-flat located at 1106 N. Wolcott and Eastlake details are evident in the framing of the tripartite windows of 1108 N. Wolcott and other buildings.

Romanesque-style architecture, based on 10th- and 11th-century medieval architecture, is an architectural stylistic influence on a number of buildings in the District. The style was inspired by the popularity of buildings designed by Boston architect Henry Hobson Richardson during the 1880s and 1890s. Romanesque buildings typically have masonry walls, sometimes of brick, but also of rough-faced stone, and often ornamented with short robust-looking columns with floral capitals.

The style was commonly used for churches and public buildings, as its rough masonry surfaces projected a sense of strength and permanence and proved popular for houses and commercial buildings. Some of the buildings, especially the graystone-fronted three-flat buildings, have Romanesque-style detailing in their rough-cut stone walls, round-arched windows, massive-looking porch railings and columns, and foliate detailing. Examples include the brick cottage at 874 N. Hermitage which features a rusticated stone bulkhead, sills and lintels; the unusually-detailed brick two-flat at 834 N. Hermitage with Romanesque detailing, especially in its limestone base; and the brick three-flat at 1134 N. Wolcott which possesses fine detailing around its arched window.

The **Classical Revival** style became popular in the 1890s in the aftermath of the World's Columbian Exposition, held in Chicago in 1893. Based on the Classical architecture of ancient Greece and Rome, as well as later interpretations by Renaissance and Baroque architects, the Classical Revival style utilizes forms such as triangular pediments, Classical columns and moldings, and keystone-embellished lintels. Examples of such Classical detailing include the pressed metal cornice of the three-flat at 814 N. Hermitage.





Other examples of the use of the Italianate, Queen Anne, Romanesque, and Eastlake styles are seen in the details of buildings such as: 1134 N. Wolcott (top left), 1102 N. Wolcott (top right), 834 N. Hermitage (left), 851 N. Winchester (middle right) and 1106 N. Wolcott (bottom).

Taken as a whole, the East Village District exhibits influences from a range of architectural styles. Collectively, these stylistic influences create a visual coherence of late 19th- and early 20th-century architectural design as found in Chicago neighborhood buildings of the period. Individual buildings are detailed with historic ornament and finely-crafted materials. They share common scale, setbacks, and use of traditional building materials. The District's collection of single family houses, two-/three-flats, and small commercial/residential buildings typify and reflect the historic development associated with the area.

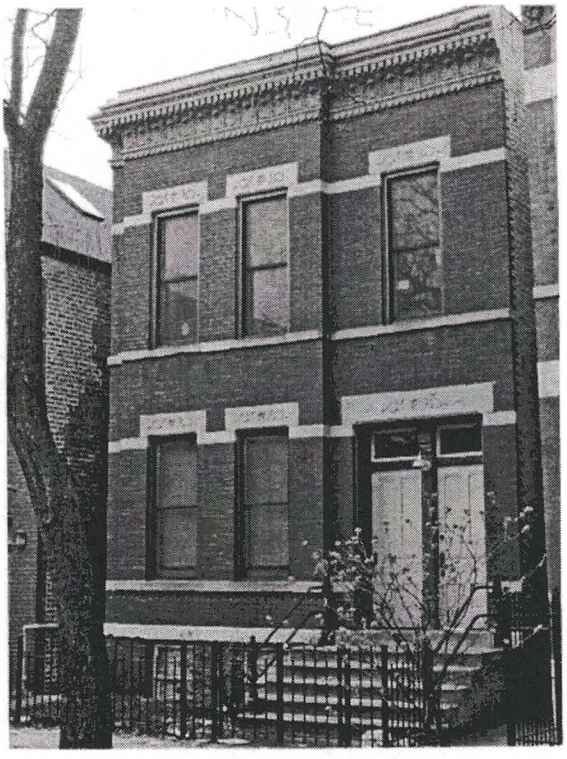
"Flat" Buildings and the Development of Chicago Neighborhoods in the Late 1800s and Early 1900s

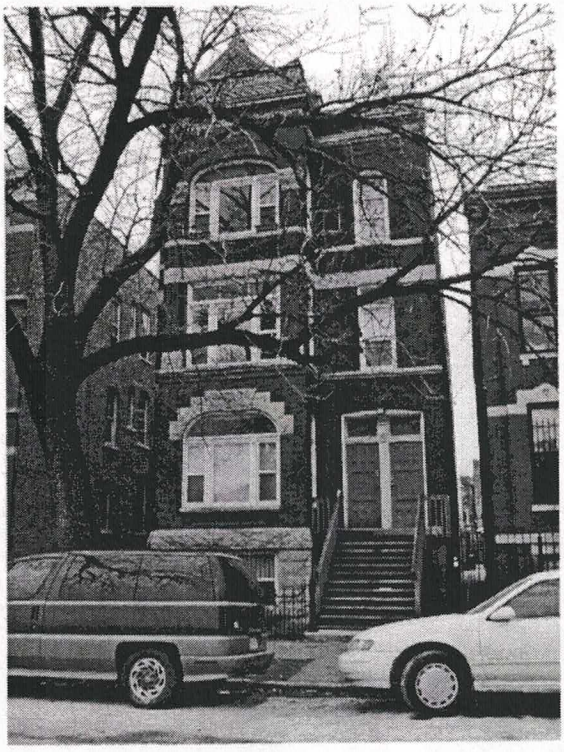
The proposed East Village District, with its houses, two-/three-flats, and other small apartment buildings reflects the increasing density and building scale that developed in many of Chicago's working-class neighborhoods during the late 1800s and early 1900s. These neighborhoods, especially those with ready access to downtown through streetcar and elevated lines, developed with buildings that reflected both the increasing land values of these areas and the desire of working-class Chicagoans, many of them immigrants, to obtain attractive yet affordable housing in ethnic enclaves.

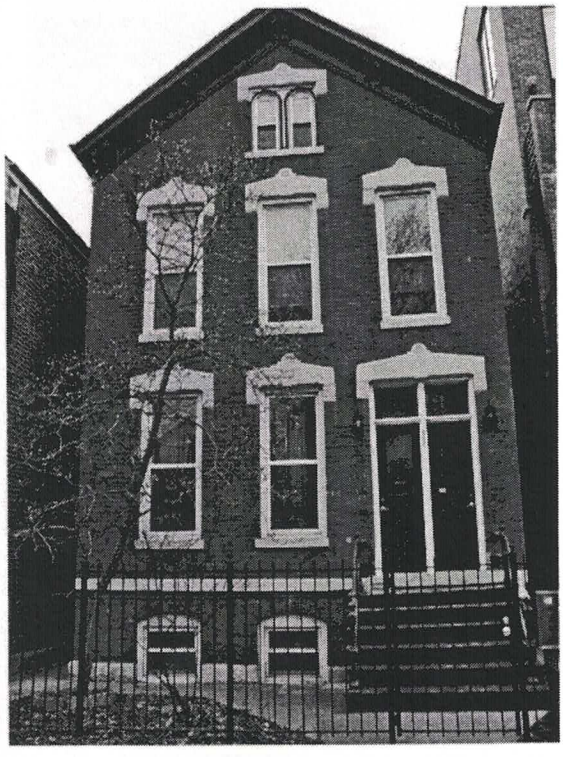
In Chicago, as in many growing American cities, free-standing single-family houses and row houses, the long-time staples of housing, were being supplemented by the development of small two- and three-story apartment buildings. Such buildings, including two-, three-, six-flats, and a variety of other apartment building types, including corner buildings, became prominent in late 19th- and early 20th-century Chicago neighborhoods.

The apartment building as a housing type is ancient, dating back at least to ancient Rome and its many *insulae*, or multi-story brick apartment blocks. In America however, apartment buildings did not begin to be built until the 19th century when both population growth and land and building costs worked together to create a need for multi-family residential buildings. In the country's early years of the late 18th and early 19th centuries, even its largest cities such as New York and Boston were made up mostly of single-family houses and row houses. Individuals and families that either did not want or could not afford such housing usually rented rooms in houses; the term "apartment" originally referred to a room in a house set aside for a separate occupant, rather than a coherent suite of rooms physically separate from others like it under a common roof and with common service spaces such as vestibules and hallways.

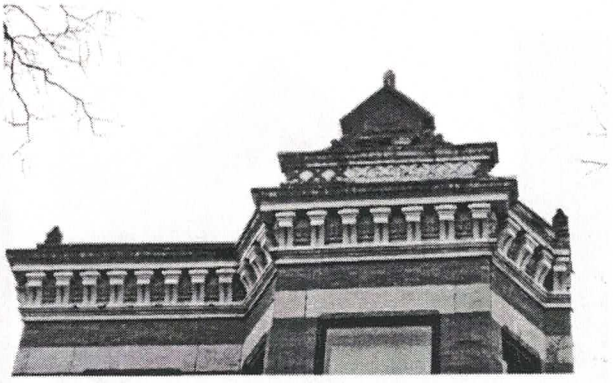
By the mid-19th century, land and building costs were changing the ways people lived. Initially the largest number of early multi-family buildings in industrial cities such as New York and Chicago were tenements that housed numerous poor families, many of whom were immigrants. Apartment buildings had become known popularly as "French flats" due to the preponderance of apartment buildings in Paris and were seen as somehow un-American and not considered suitable housing. Small apartment buildings with relatively spacious apartments began to be built

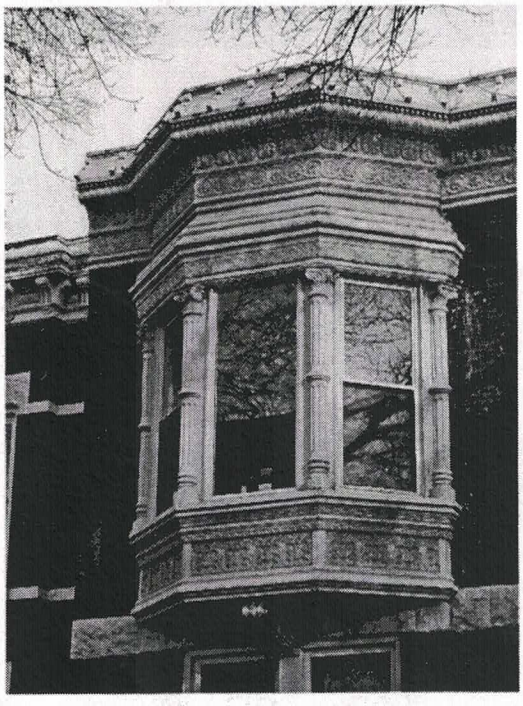


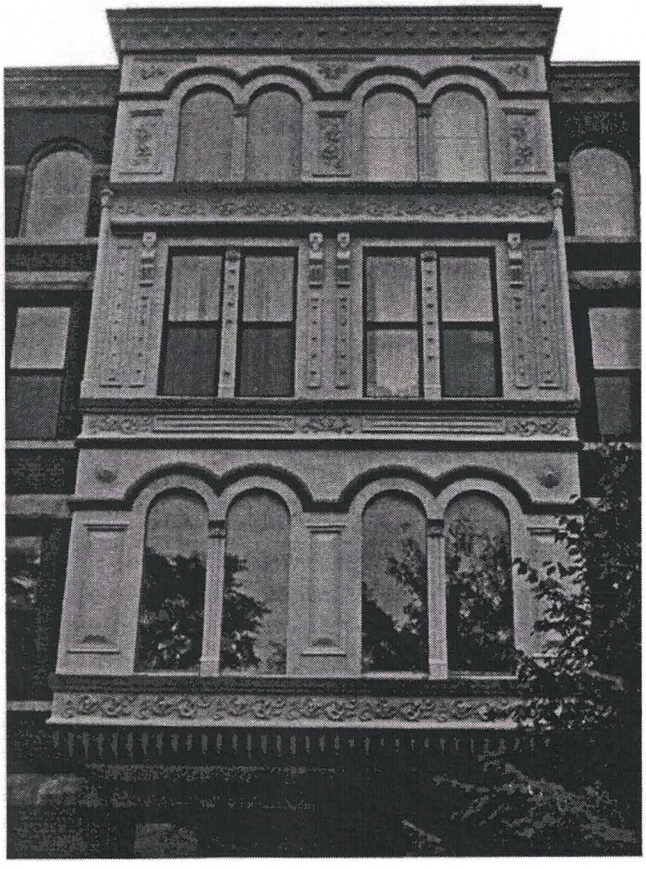




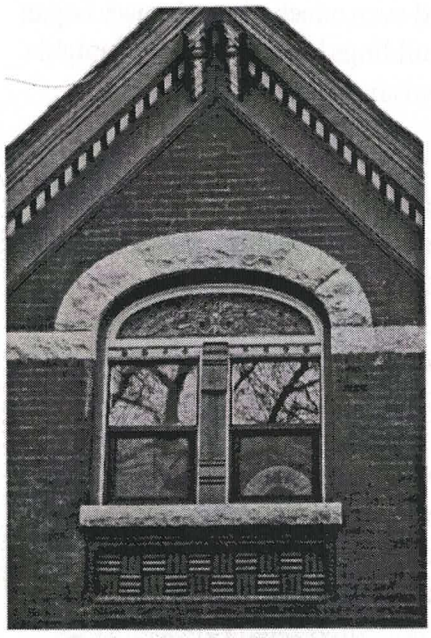
Various stylistic examples illustrating the variety of rooflines, decorative cornices and pediments, stone lintels and other features: 1025 N. Wood (top left), 1038 N. Winchester (top right), 1138 N. Wolcott (bottom left) and 882 N. Hermitage (bottom right).

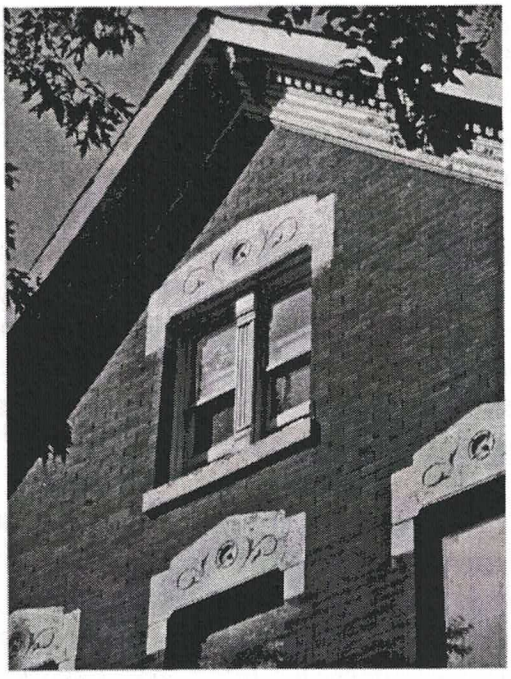


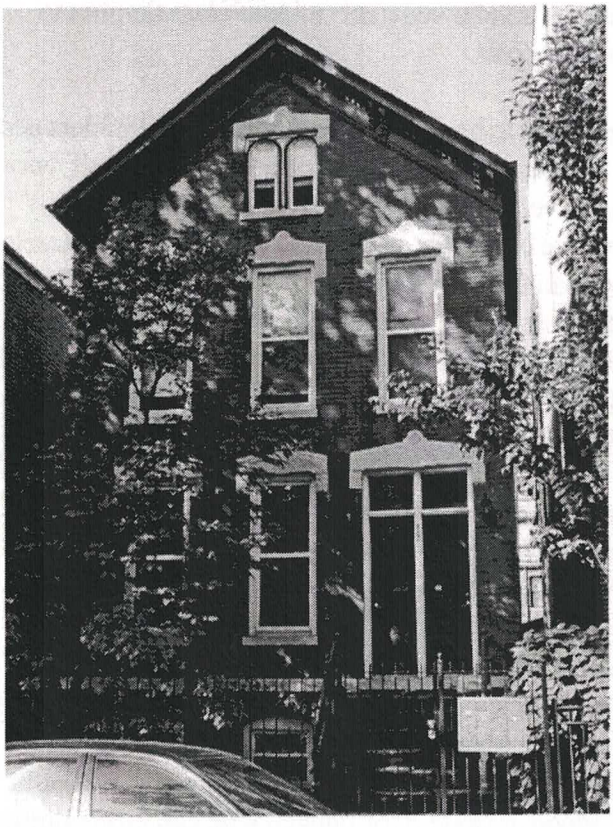




Throughout the District examples of fine detailing are seen in pressed metal elements including: the bay and storefront of 835-37 N. Wolcott (top left), cornices of 1042 N. Winchester (top right) and 1108 N. Wolcott (middle right), and the bays of 859 N. Wolcott (bottom right) and 851 N. Winchester (above).







The District's historic visual character is exemplified by finely-crafted limestone and brick details including: (clockwise from the top left) 874 N. Hermitage,1040 N. Honore, 1941 W. Thomas, and 882 N. Hermitage.

only as middle- and upper-class tastes began to change. As single-family houses on individual lots became prohibitively expensive to all but the wealthy, and even attached row houses began to be beyond the reach of middle-class incomes, apartment buildings became more acceptable. For working- and middle-class families, these buildings offered an alternative to tenement buildings and the overcrowded culture of the slums.

During the latter half of the 19th century, small walk-up apartment buildings of two- to five-stories began to be built in many American cities. For example, four- and five-story apartment buildings in New York began to rise next to brownstone and brick row houses. In Boston, freestanding wood "triple-deckers," apartment buildings similar to Chicago's three-flat buildings, became common. Many middle-class Washington D.C. residents dwelled in three-story attached brick buildings known locally as "rowhouse flats."

These small apartment buildings, in general, had apartments with greater square footage and larger rooms than those in tenement buildings. Ventilation was better, with each room having at least one window, and up-to-date amenities such as steam heat were the rule. These buildings were most often built by commercial builders who soon developed standardized floor plans and apartment features based on local demand. They often were bought by individual owners who occupied one apartment while renting out others. This allowed many middle-class families to become home owners despite rising urban housing costs.

Various configurations of apartment buildings began to be developed in Chicago by builders and developers eager to cater to buyers. In the 1870s and 80s, the most common were small, two- and three-story buildings that were slightly narrower than one standard Chicago lot (approximately 25 feet) in width. Sometimes these buildings, especially those built along streets with streetcar lines, had shops on the first floor while apartments occupied upper floors. They were most often built of brick, sometimes with stone fronts, although wood remained common in outlying neighborhoods outside the so-called "fire limits," where city building codes mandated masonry construction in the wake of the Fire of 1871. These apartment buildings were usually built in the then-popular Italianate or Queen Anne styles.

When the East Village area began to be developed in the 1880s, small apartment buildings containing two or three apartments were becoming common in new middle- and working-class neighborhoods, and many residential streets were lined with such structures. These Chicago "two-flats" and "three-flats," as they have become known, were built with a wide variety of building details but usually followed certain basic configurations of form. They usually had rectangular floor plans with the narrow end facing the street, maximizing valuable street frontage, and were built one apartment per floor atop raised basements. Roofs were either flat or front-gabled, and brick, stone, or metal bays often projected towards the street, increasing available light and air for front rooms in the buildings. Wood or stone steps flanked with cast-iron railings typically led to a small front porch, with double doors set to one side of the building's front facade. The entrance doors, usually detailed with wood and glass panels, led to a small vestibule. The first-floor apartment opened directly onto this vestibule, while a staircase (accessed through a separate door) led to the upper-floor apartments. These buildings were detailed in a variety of architectural styles, but most commonly had ornamental treatments that

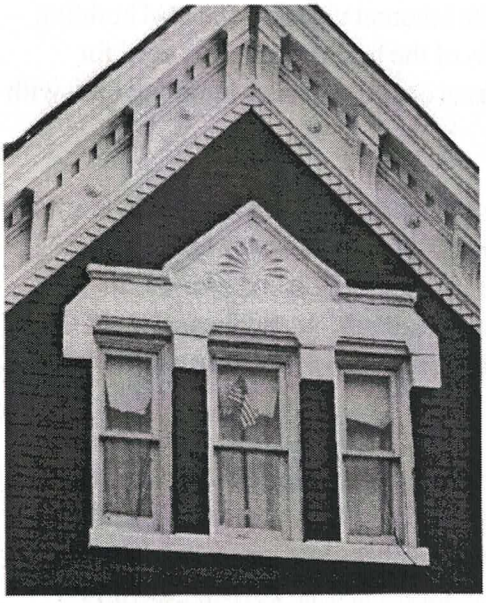
used simplified Romanesque or Classical-style details. The inherent visual qualities of building materials, such as rough-cut stone or the reds and browns of the brick commonly used for Chicago buildings, were often among the most striking visual qualities of such buildings built with modest budgets.

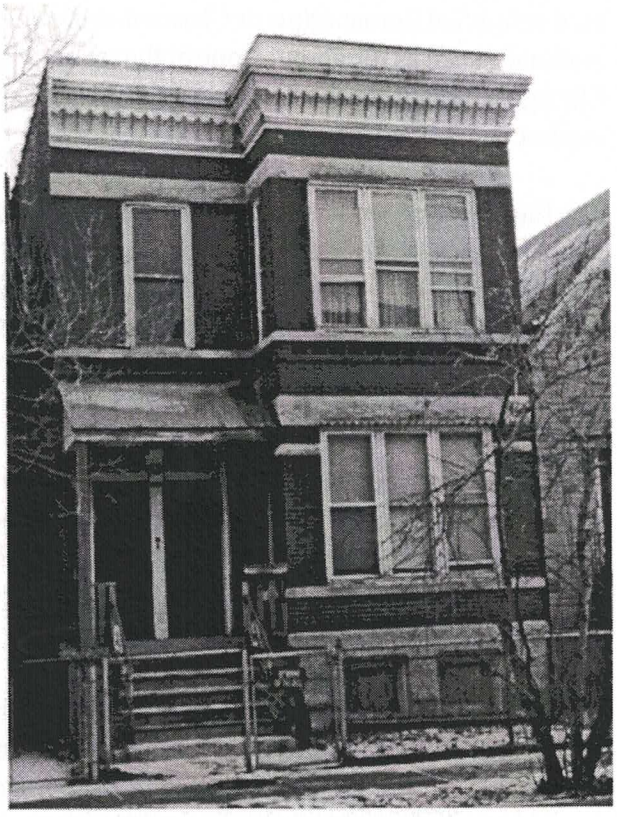
The East Village District contains a significant grouping of Chicago two- and three-flats forming visually coherent streetscapes that relate the history of residential real estate development in Chicago's working-class neighborhoods during the late 19th and early 20th centuries. In addition, the District, has examples of other building types that contribute to the history of the street's development, including finely-crafted small single-family houses and apartment buildings built during the same period.

In the years both before and after World War I, two- and three-flat buildings continued to be the backbone of many developing Chicago neighborhoods. There were other small-scale apartment types that were becoming popular as well, including "six-flats" as well as larger apartment buildings characterized by their overall configuration, such as "corner," "common corridor," and "courtyard" apartment buildings.

Corner commercial/residential buildings, such as the finely-detailed three-and-one-half story building at 835-837 N. Wolcott, had larger footprints, usually built over two or more standard-width Chicago lots, were typically three- or four-stories in height with multiple entries to apartment, and located at street intersections, sometimes with storefronts on ground floors.

These houses, flats and apartments demonstrate the spectrum of housing options available to Chicago's working-class and emerging middle-class families around the turn of the 20th century. Families with modest incomes would typically rent apartments, while those with greater resources often owned houses or flat buildings. With a high-quality apartment on each floor, flats provided property owners with a comfortable home and the opportunity to subsidize their mortgage payment by renting the other units. Today, the residences of the District demonstrate how Chicago's neighborhoods were shaped by the stream of immigrants who made the city their home.





Examples of two-flats: 1053 N. Damen (top right) and the 1900 block of West Thomas (bottom); and a detail of the cornice and tri-partite window of 1025 N. Wood (top left).

Criteria for Designation

According to the Municipal Code of Chicago (Sec. 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

As defined, the proposed East Village District consists of four "core" historic areas that represent the most intact groups of historic structures and encompass one hundred and ninety-five structures. The following should be considered by the Commission on Chicago Landmarks in determining whether to preliminarily recommend that the East Village District be designated as a Chicago Landmark and initiate the consideration process.

Criterion 1: Critical Part of the City's History

Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the City of Chicago, the State of Illinois or the United States.

- The East Village District exemplifies the high-quality working-class residential architecture constructed on Chicago's West Side in the West Town neighborhood during the late 19th and early 20th centuries as first German, then predominately Polish immigrants settled in the neighborhood.

- The East Village District represents the historic ethnic settlement patterns of first- and second-generation immigrants and the importance of these groups to the development of Chicago and its historically working-class neighborhoods.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship.

- The East Village District is a distinctive cross-section of residential building types constructed predominately in a twenty-year period from 1885 to the 1910s (but extending c. 1883 to the 1920s), including single-family houses, small apartment buildings and small-scale commercial/residential buildings, but especially two- and three-flats.

- The District is a visually consistent collection of modest working-class housing, a general class of buildings that are significant in the history of Chicago.

- The District is distinctive for the fine detailing and craftsmanship seen in such building elements as cornices, porches, windows and doors that impart Italianate, Queen Anne, Eastlake, Richardsonian Romanesque, and Classical influences, and for the high-quality use of materials including brick and limestone.

Criterion 6: Distinctive Theme as a District

Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

- The East Village District is an ensemble of finely-crafted 19th- and early 20th-century building types, including working-class residential buildings, particularily two-/three-flat buildings, workers cottages and small-scale commercial/residential buildings, of significance to Chicago history.

- The East Village District consists of building types, overall architectural styles, and a distinct visual unity and historic character based on a consistent scale, building setbacks, design, size, use of materials, and overall details that reflect the development of the West Town community area.

Integrity Criterion

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

The District demonstrates integrity in both its overall streetscapes and individual buildings. The physical character of these buildings in terms of scale, setback from the street, entries, and general door and window configuration have largely remained consistent and work together to provide a strong sense of the overall character of the historic streetscapes. It is unusual to find such a collection of residences that were built during a relatively short twenty-year period beginning, in the early-1880s. Several have been individually identified as "architecturally significant" in the *Chicago Historic Resources Survey*.

Most buildings retain the physical characteristics that define their historic significance. These include historic wall materials, including brick and stone, as well as fine architectural details such as pressed-metal bay windows, cornices, and gracious entries. Additionally, they continue to serve the same function a century or so after their construction, with little discernable changes in style. Most importantly, the overall sense of place remains throughout the District.

Typical changes include loss of cornices (a common alteration for 19th-century Chicago buildings) and replacement of window sash, doors, and porch elements. Some original double-hung window sash has been replaced with later double-hung or single-pane sash. Original wooden porch decks and stairs have in some instances been replaced with concrete, and some original cast-iron railings have been replaced with later railings. These types of changes are considered minor and reversible in nature. The District also contains a number of newly-constructed buildings situated with the boundaries.

The proposed District overall, however, largely retains its physical integrity and the ability to express its historic community, architectural, and aesthetic value through its individual buildings

and overall streetscapes in terms of scale, setback, use of building materials (brick, stone, wood, and metal) and historic ornamental styles.

Significant Historical and Architectural Features

Whenever a building is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its preliminary evaluation of the proposed East Village District, the Commission staff recommends that the significant features be identified as:

- all exterior building elevations, including rooflines, visible from public rights-of-way; and
- the rear buildings located at 1103 N. Winchester Avenue and 1110 N. Wolcott Avenue.

Address Ranges

All buildings included in the proposed East Village District have addresses contained within the following address ranges:

- 1934-1946 W. Augusta (evens)
- 1749-1761 W. Cortez (odds)
- 1053-1059 N. Damen (odds)
- 812-884 N. Hermitage (evens)
- 1025-1059 N. Honore (odds)
- 1032-1058 N. Honore (evens)
- 1849-1925 W. Iowa (odds)
- 1734-1746 W. Pearson (evens)
- 1735-1747 W. Pearson (odds)
- 1848-1858 W. Rice (evens)
- 1801-1859 W. Thomas (odds)
- 1900-1944 W. Thomas (evens)
- 1935-1959 W. Thomas (odds)
- 1735-1747 W. Walton (odds)
- 813-859 N. Winchester (odds)
- 1000-1144 N. Winchester (evens)
- 1101-1145 N. Winchester (odds)
- 833-859 N. Wolcott (odds)
- 834-858 N. Wolcott (evens)
- 1033-1059 N. Wolcott (odds)
- 1100-1142 N. Wolcott (evens)
- 1024-1058 N. Wood (evens)
- 1025-1043 N. Wood (odds)

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The East Village District is an ensemble of finely-crafted 19th and early 20th building types, including working-class residential buildings like this at1131 to 1135 N. Winchester.

Building Catalog

As part of its preliminary analysis of the proposed District, the staff prepared the following Building Catalog that lists the buildings in the District. This information includes the staff's preliminary opinion as to whether each building might be considered preliminarily contributing or non-contributing to the District. This preliminary analysis is solely provided as guidance for property owners and the public to anticipate how these properties might be treated under the *Chicago Landmarks Ordinance*. It is not finalized and remains preliminary and non-binding. At this time, no preliminary determination has been made regarding the status of the buildings located at 1048 N. Honore and 1843 W. Thomas.

By Ordinance and the Commission's adopted Rules and Regulations, determinations by the Commission on whether a building is contributing or non-contributing to the District are made only on a case-by-case, individual building basis as part of the permit review process. The Commission makes no such determination as part of the designation process. The permit review process is contained in Sections 2-120-740 through -825 of the Ordinance and Article IV of the Rules and Regulations, which include the specific criteria used by the Commission for determining whether a property contributes to the character of the District. As part of this process, a detailed analysis of the individual property would be prepared, and staff would make a recommendation to the Commission at that time.

East Village District
Building Catalog

Address			Description	Original Owner	Date of Construction	Architect / (Builder)	Preliminary Staff Analysis
1934	W	Augusta Av	3-story brick flats				Contributing
1936	W	Augusta Av	1-story brick commercial bldg & 3-story brick flats				Non-Contributing
1053	N	Damen Av	2-story brick flats		c. 1890		Contributing
1057	N	Damen Av	2-story brick flats		c. 1890		Contributing
1059	N	Damen Av	3-story brick flats		c. 1890		Contributing
814	N	Hermitage Av	3-story limestone-fronted flats	H. Rehm	1894		Contributing
816	N	Hermitage Av	2-story brick flats	C. Schultz	1888		Contributing
820	N	Hermitage Av	3-story brick flats	Karul Horas	1912	M.F. Stranche	Contributing
822	N	Hermitage Av	3-story brick flats		c. 1890		Contributing
824	N	Hermitage Av	3-story brick flats		c. 2004		Non-Contributing
826	N	Hermitage Av	3-story brick flats	M. Goslewowski	1906	(F. Dobblestini)	Contributing
830	N	Hermitage Av	3-story brick flats		c. 2000		Non-Contributing
832	N	Hermitage Av	2-story brick flats	A. Abel	1888		Contributing
834	N	Hermitage Av	2-story brick residence	John Noyt	1898	(G. Schultz)	Contributing
838	N	Hermitage Av	2-story brick flats	Peter Wittsook	1889		Contributing
846	N	Hermitage Av	2-story brick flats		c. 1890s		Contributing
848	N	Hermitage Av	2-story brick flats		c. 1890s		Contributing
852	N	Hermitage Av	2-story brick flats		c. 1890s		Contributing
854	N	Hermitage Av	3-story brick flats	John Frost	1889		Contributing
856	N	Hermitage Av	3-story brick flats	John Stack	1915	Joseph Zidel (John Beldaza)	Contributing
858	N	Hermitage Av	3-story brick flats		c. 2000		Non-Contributing
862	N	Hermitage Av	2-story brick flats	Jacob Wedzinski	1889		Contributing
864	N	Hermitage Av	2-story brick flats		c. 1890s		Contributing
866	N	Hermitage Av	2-story brick flats	Julius Fritz	1895		Contributing
868	N	Hermitage Av	2-story brick flats		c. 1890s		Contributing
872	N	Hermitage Av	2-story brick flats		c. 1890s		Contributing
874	N	Hermitage Av	1 1/2-story brick cottage	William Kobow	1893		Contributing
876	N	Hermitage Av	3-story brick flats		c. 2004		Non-Contributing
878	N	Hermitage Av	2-story brick flats	R. Prisman	1892		Contributing
882	N	Hermitage Av	2-story brick flats		c. 1890s		Contributing
884	N	Hermitage Av	4-story brick flats		c. 2000		Non-Contributing
1027	N	Honore St	2-story brick flats	John Dwicki	1909	(Theo Ostrowski)	Contributing
1029	N	Honore St	2-story wood-frame flats		c. 1890s		Non-Contributing
1031	N	Honore St	2-story brick flats		c. 1890		Contributing
1032	N	Honore St	2-story brick flats	Albert Peltz	1891		Contributing

East Village District
Building Catalog

Address			Description	Original Owner	Date of Construction	Architect / (Builder)	Preliminary Staff Analysis
1033	N	Honore St	1 1/2-story wood-frame cottage		c. 1890s		Non-Contributing
1036	N	Honore St	2-story brick flats	John Hoftz	1889		Contributing
1037	N	Honore St	2-story brick flats		c. 1890		Contributing
1038	N	Honore St	2-story brick flats	John Gaslipp	1890		Contributing
1039	N	Honore St	2-story brick flats		c. 1890		Contributing
1040	N	Honore St	2-story brick flats	F. Tash	1889		Contributing
1041	N	Honore St	2-story brick flats	G.W. Stack	1908	(F. Mueller)	Contributing
1042	N	Honore St	2-story brick flats	F. Maradtz	1890		Contributing
1043	N	Honore St	1 1/2-story brick cottage	Charles Leeter	1889		Non-Contributing
1046	N	Honore St	2-story brick flats	F. Maradtz	1890		Contributing
1047	N	Honore St	2-story flats		c. 1990		Non-Contributing
1048	N	Honore St	2-story wood-frame flats		c. 1890		
1050	N	Honore St	2-story brick flats		c. 1890		Contributing
1851-53	W	Iowa St / 859 N. Wolcott	4-story brick apt bldg	Robert Bana	1890		Contributing
1815	W	Thomas St	1-story garage				Non-Contributing
1817	W	Thomas St	1 1/2-story wood-frame cottage		c. 1880s		Contributing
1821	W	Thomas St	3-story limestone-fronted flats		c. 1890		Contributing
1823	W	Thomas St	3-story brick flats	Max Baumgart	1892		Contributing
1825	W	Thomas St / 1057 N. Honore	3-story brick flats	Julius Rapinski	1891		Contributing
1835	W	Thomas St	2-story store & flats	Ferd Maibuke	1890		Contributing
1839	W	Thomas St	3-story store & flats w/ addition	John Schmidt	1905	(Steinbach)	Contributing
1843	W	Thomas St	2-story wood-frame dwelling		c. 1890s		
1934	W	Thomas St	2-story brick flats		c. 1890		Contributing
1935	W	Thomas St	2-story brick store & flats		c. 1890		Contributing
1936	W	Thomas St	3-story brick store & flats		c. 1910s		Contributing
1937	W	Thomas St	2-story brick flats		c. 1890		Contributing
1938	W	Thomas St	2-story brick flats		c. 1890		Contributing
1939	W	Thomas St	2-story brick flats		c. 1890		Contributing
1940	W	Thomas St	2-story brick flats		c. 1890		Contributing
1941	W	Thomas St	2-story brick flats		c. 1890		Contributing
1944	W	Thomas St	parking lot				Non-Contributing
1945	W	Thomas St	2-story brick flats		c. 1890		Contributing
815	N	Winchester Av	3-story brick flats	James Hayn	1905	(A. Lund)	Contributing
817	N	Winchester Av	3-story brick flats		c. 2004		Non-Contributing
821	N	Winchester Av	3-story brick flats	F.J. Bogaih	1915	(Steinbach)	Contributing
823	N	Winchester Av	3-story brick flats	F.J. Bogaih	1915	(Steinbach)	Contributing

Address			Description	Original Owner	Date of Construction	Architect / (Builder)	Preliminary Staff Analysis
825	N	Winchester Av	2-story brick flats	J. Hoffman	1890		Contributing
829	N	Winchester Av	3-story brick flats		c. 2000		Non-Contributing
831	N	Winchester Av	3-story brick flats		c. 2000		Non-Contributing
833	N	Winchester Av	2-story brick flats	Michael Knause	1889		Contributing
837	N	Winchester Av	2-story brick flats	P. Hendrick	1889		Contributing
839	N	Winchester Av	2-story brick flats	Dora Pake	1889		Contributing
843	N	Winchester Av	2-story brick flats	Fred Reusch	1890		Contributing
847	N	Winchester Av	3-story brick flats	Albert Hoffman	1894		Contributing
849	N	Winchester Av	2-story brick flats	Henry Jagnow	1889		Contributing
851	N	Winchester Av	2-story brick flats	Charles Friedman	1892		Contributing
853	N	Winchester Av	2-story brick flats	W. Maschon	1889		Contributing
857	N	Winchester Av	3-story brick flats	Herman Wohlfeil	1905		Contributing
859	N	Winchester Av	2-story brick flats	Max Rief	1904		Contributing
1014	N	Winchester Av	2-story brick flats	Mr. Brandt	1887		Contributing
1016	N	Winchester Av	2-story brick flats		c. 1890		Contributing
1018	N	Winchester Av	2-story brick flats		c. 1890		Contributing
1020	N	Winchester Av	2-story brick flats	Mrs. Louise Radke	1888		Contributing
1022	N	Winchester Av	1 1/2-story brick cottage	Miclke Fruend	1891		Contributing
1026	N	Winchester Av	2-story brick flats		c. 1890s		Contributing
1028	N	Winchester Av	3-story brick flats	William Kintzmann	1891		Contributing
1030	N	Winchester Av	2-story brick flats		c. 1890		Contributing
1032	N	Winchester Av	2-story brick flats	Fred Kruger	1890		Contributing
1036	N	Winchester Av	2-story brick flats	Joseph Gurski	1889		Contributing
1038	N	Winchester Av	2-story brick flats	William Glei	1889		Contributing
1040	N	Winchester Av	2-story brick flats	Herman Schib	1892		Contributing
1042	N	Winchester Av	3-story brick flats	Gustavo Doering	1896		Contributing
1044	N	Winchester Av	2-story brick flats	Charles Veitzen	1888		Contributing
1101	N	Winchester Av	2-story brick flats	G. Schoch	1889		Contributing
1103	N	Winchester Av	2-story brick flats	Carl Ouint	1893		Contributing
1103	N	Winchester Av (rear building)	1 1/2-story brick cottage		c. 1890s		Contributing
1105	N	Winchester Av	2-story brick flats		c. 1890s		Contributing
1109	N	Winchester Av	3-story brick flats	G. Schubert	1891		Contributing
1111	N	Winchester Av	3-story brick flats	John Tesmer	1892		Contributing
1113	N	Winchester Av	3-story limestone-fronted flats	Carl Anderson	1896		Contributing
1114	N	Winchester Av	2-story brick flats	H. Rosenthal	1888		Contributing
1115	N	Winchester Av	3-story limesone-fronted flats	Carl Anderson	1896	(Inland & Sons)	Contributing
1118	N	Winchester Av	1 1/2-story cottage				Non-Contributing

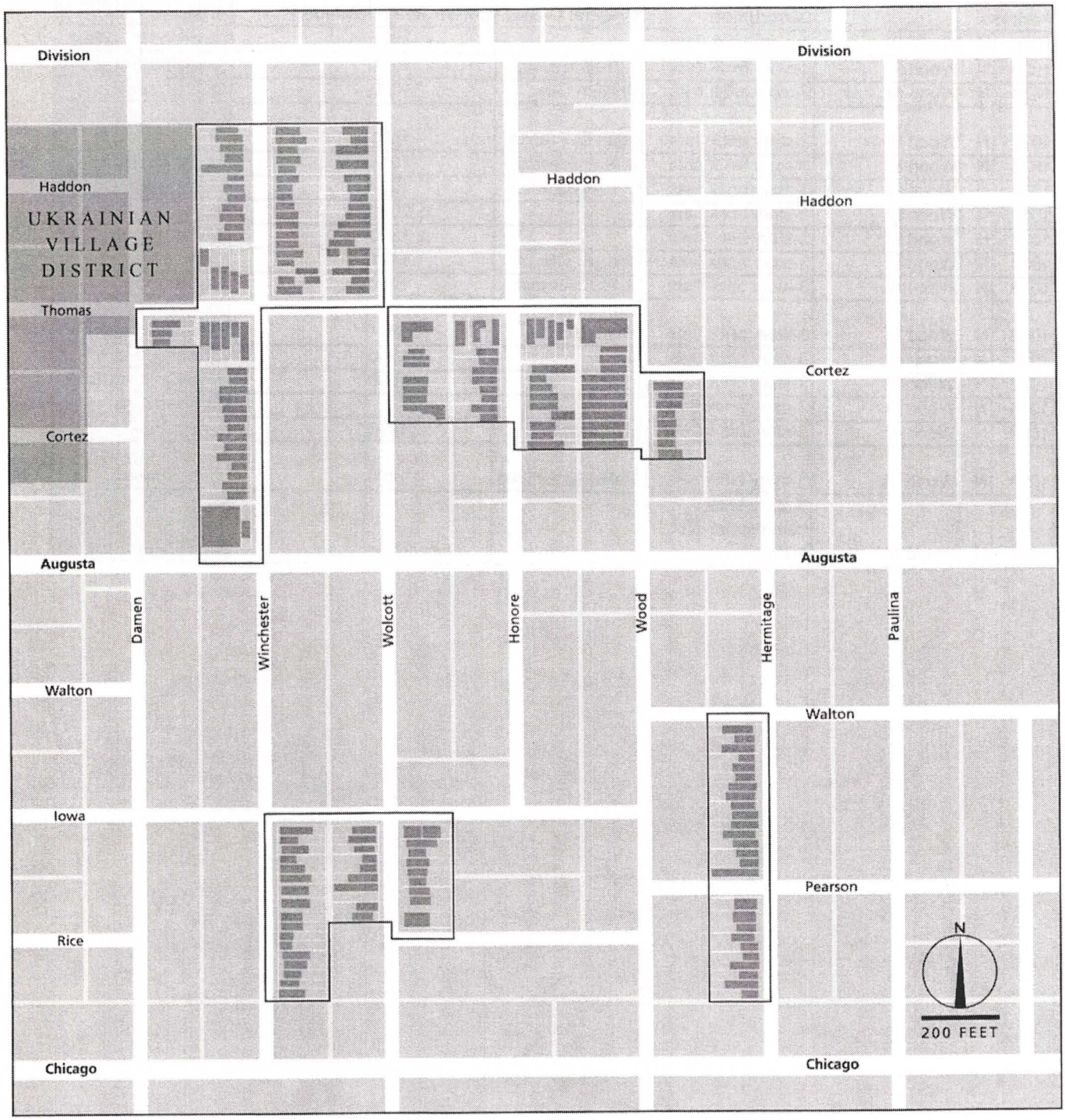
East Village District
Building Catalog

Address			Description	Original Owner	Date of Construction	Architect / (Builder)	Preliminary Staff Analysis
1119	N	Winchester Av	3-story limestone-fronted flats	C. Anderson	1896	(Erlanson)	Contributing
1120	N	Winchester Av	1-story brick cottage w/addition	H. Hoeppines	1889		Non-Contributing
1121	N	Winchester Av	3-story limestone-fronted flats	C. Anderson	1896	(Louis Erlanson)	Contributing
1122	N	Winchester Av	3-story brick flats	A. Bunkowiki	1909	(Krusiniki)	Contributing
1123	N	Winchester Av	2-story brick flats	John Lanzeron	1889		Contributing
1124	N	Winchester Av	2-story brick flats	F. Malitzki	1891		Contributing
1125	N	Winchester Av	2-story brick flats	Mrs. Schoenfeld	1889		Non-Contributing
1128	N	Winchester Av	3-story brick flats	L. Bosen	1897	(H. Losnke)	Contributing
1129	N	Winchester Av	3-story brick flats	P. Reinhardt	1893		Contributing
1130	N	Winchester Av	2-story brick flats	D. Reinhardt	1888		Contributing
1131	N	Winchester Av	1-story brick cottage	John Schultz	1888		Contributing
1132	N	Winchester Av	2-story brick flats	C. Bronik	1886		Contributing
1133	N	Winchester Av	3-story brick flats	M. Gramacki	1914	(Nielsen)	Contributing
1135	N	Winchester Av	2-story brick flats	Frank Hairmon	1887		Contributing
1136	N	Winchester Av	2-story brick flats	C.M. Marquitt	1887		Contributing
1138	N	Winchester Av	3-story brick flats	Charles Lindemann	1905	(F. Dobblestein)	Contributing
1139	N	Winchester Av	2-story brick flats		c. 1890		Contributing
1140	N	Winchester Av	3-story brick flats	S. Englebrekel	1887		Contributing
1141	N	Winchester Av	2-story brick flats		c. 1890		Contributing
1142	N	Winchester Av	4-story brick flats		c. 2000		Non-Contributing
1143	N	Winchester Av	2-story brick flats	J. Zimmerman	1888		Contributing
835-37	N	Wolcott Av	3-story store & flats	Val. Blatz Brewing Co.	1892		Contributing
836	N	Wolcott Av	2-story sandstone-fronted flats	Rulishauser & Co.	1887		Contributing
838	N	Wolcott Av	3-story brick flats	Augusta Watzke	1893		Contributing
840	N	Wolcott Av	vacant lot				Non-Contributing
841	N	Wolcott Av	2-story brick flats		c. 1890		Non-Contributing
842	N	Wolcott Av	2-story brick flats	George Hegsau	1890		Contributing
843	N	Wolcott Av	2-story wood-frame flats				Non-Contributing
845	N	Wolcott Av	3-story brick flats	Joseph Ruslik	1913		Contributing
846	N	Wolcott Av	2-story brick flats	Ford Eggert	1889		Contributing
847	N	Wolcott Av	2-story brick flats w/addition		c. 1890		Non-Contributing
848	N	Wolcott Av	2-story brick flats		c. 1890		Non-Contributing
850	N	Wolcott Av	2-story brick flats	John Cl	1887		Contributing
851	N	Wolcott Av	3-story brick flats		c. 2004		Non-Contributing

Address			Description	Original Owner	Date of Construction	Architect / (Builder)	Preliminary Staff Analysis
852	N	Wolcott Av	1-story brick cottage	Fred Howe	1887		Contributing
853	N	Wolcott Av	3-story brick flats		c. 1900s		Contributing
855	N	Wolcott Av	2-story wood-frame flats				Non-Contributing
856	N	Wolcott Av	2-story brick flats	Max A. Reirn	1909		Contributing
858	N	Wolcott Av	3-story brick flats		c. 1910		Contributing
859	N	Wolcott Av	3-story brick store & flats	Robert Bond	1886		Contributing
1037	N	Wolcott Av	2-story brick flats w/addition	Chris Gaity	1890		Contributing
1039	N	Wolcott Av	2-story brick flats		c. 1890s		Contributing
1041	N	Wolcott Av	2-story brick flats	G. Zerell	1893		Contributing
1043	N	Wolcott Av	2-story brick flats	Mary Bergwald	1891		Contributing
1045-47	N	Wolcott Av	vacant lot				Non-Contributing
1049	N	Wolcott Av	3-story brick flats		c. 1900		Contributing
1051	N	Wolcott Av	4-story brick flats		c. 2000		Non-Contributing
1055	N	Wolcott Av	2-story brick flats	Joseph Ziclek	1913		Contributing
1059	N	Wolcott Av	2-story brick flats w/addition	Miss A. Steinberg	1906	Nelson	Contributing w/ non-contributing addition
1100	N	Wolcott Av	3-story brick flats	C. Hansen	1888		Contributing
1102	N	Wolcott Av	3-story brick flats	Sophia Goldman	1889		Contributing
1106	N	Wolcott Av	3-story brick flats	Herman Kraup	1902	(John Prescher)	Contributing
1108	N	Wolcott Av	2-story brick flats	F. Grossklass	1894		Contributing
1110	N	Wolcott Av	3-story brick flats	Ignatz Ryberizik	1912		Contributing
1110	N	Wolcott Av (rear building)	2-story brick flats		c. 1890s		Contributing
1112	N	Wolcott Av	3-story brick flats	Kramp	1901	(Chris Schnur)	Contributing
1114	N	Wolcott Av	3-story brick flats	H. Kramp	1894		Contributing
1118	N	Wolcott Av	3-story brick flats	Herman Kramp	1892		Contributing
1120	N	Wolcott Av	3-story brick flats		c. 1890s		Contributing
1122	N	Wolcott Av	3-story brick flats	O. Ring	1892		Contributing
1124	N	Wolcott Av	2-story brick flats	Oscar Roeole	1888		Contributing
1128	N	Wolcott Av	2-story brick flats		c. 1890s		Contributing
1130	N	Wolcott Av	2-story brick flats	William Bradenberg	1888		Contributing
1134	N	Wolcott Av	3-story brick flats		c. 1890s		Contributing
1138	N	Wolcott Av	3-story brick flats	Edward C. Ohlendorf	1891		Contributing
1140	N	Wolcott Av	2-story brick flats	A. Klauer	1887		Contributing
1142	N	Wolcott Av	2-story brick flats		c.2000		Non-Contributing
1025	N	Wood St	2-story brick flats	M. Shios	1887		Contributing
1026	N	Wood St	2-story brick flats	Theo. Reitzel	1893		Contributing
1027	N	Wood St	3-story brick flats	J. Rushkiewicz	1914		Contributing

Address			Description	Original Owner	Date of Construction	Architect / (Builder)	Preliminary Staff Analysis
1028	N	Wood St	3-story brick flats		c. 2000		Non-Contributing
1029	N	Wood St	3-story brick flats	J. Rushkiewicz	1914		Contributing
1030	N	Wood St	2-story brick flats	William Glie	1890		Contributing
1032	N	Wood St	2-story brick flats	John C. Franks	1893		Contributing
1033	N	Wood St	3-story brick flats	J. Rushkiewicz	1914		Contributing
1035	N	Wood St	3-story brick flats	J. Rushkiewicz	1914		Contributing
1036	N	Wood St	3-story brick flats		c. 2000		Non-Contributing
1037	N	Wood St	3-story brick flats		c. 1890		Contributing
1038	N	Wood St	3-story brick flats	Joseph Glinski	1891		Contributing
1039	N	Wood St	3-story brick flats	J. Rushkiewicz	1914		Contributing
1040	N	Wood St	3-story brick flats	Augusta Heofelst	1891		Contributing
1041	N	Wood St	3-story brick flats		c. 1900		Contributing
1042	N	Wood St	3-story brick flats		c. 2000		Non-Contributing
1046	N	Wood St	2-story brick flats				Contributing
1048	N	Wood St	3-story brick flats	J.C. Doose	1890		Contributing
1050	N	Wood St	2-story brick flats	Julius Krasniska	1890		Contributing
1056	N	Wood St	3-story brick commercial loft building		c. 1890s		Non-Contributing

EAST VILLAGE DISTRICT



This map is provided for illustrative purposes only.

Department of Planning and Development, Landmarks Division
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Proposed District Boundary

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The East Village District retains the historic visual character of its streetscapes, largely formed between circa 1880 and 1920 (the west side of the 1000 block of N. Winchester is pictured above).

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